002.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	987,900	/	987,900
USE VALUE:	987,900	/	987,900
ASSESSED:	987,900	/	987,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91	-93	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOUFOS NICK J & MARIA V/TRS
Owner 2:	DEJO TRUST
Owner 3:	
Street 1:	91 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOUFOS NICK J -
Owner 2:	-
Street 1:	91 THORNDIKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,950 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3808 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 19 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3950.000	557,100		430,800	987,900
Total Card	0.091	557,100		430,800	987,900
Total Parcel	0.091	557,100		430,800	987,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 259.41 | /Parcel: 259.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 002.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	557,200	0	3,950.	430,800	988,000	988,000	Year End Roll	12/18/2019
2019	105	FV	434,500	0	3,950.	457,700	892,200	892,200	Year End Roll	1/3/2019
2018	105	FV	434,500	0	3,950.	333,900	768,400	768,400	Year End Roll	12/20/2017
2017	105	FV	408,400	0	3,950.	290,800	699,200	699,200	Year End Roll	1/3/2017
2016	105	FV	408,400	0	3,950.	247,700	656,100	656,100	Year End	1/4/2016
2015	105	FV	365,500	0	3,950.	242,300	607,800	607,800	Year End Roll	12/11/2014
2014	105	FV	365,500	0	3,950.	199,200	564,700	564,700	Year End Roll	12/16/2013
2013	105	FV	379,700	0	3,950.	189,600	569,300	569,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 154

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOUFOS NICK J	1266-115		4/7/2003	Family	100	No	No		
	912-68		10/1/1978		54,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

1544

GIS Ref

GIS Ref

Insp Date

10/14/17

!154!

PRINT

Date	Time
12/10/20	16:01:10

LAST REV

Date	Time
10/30/17	08:59:12

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	1544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3950		Sq. Ft.	Site		0	80.	1.36	1									430,800						430,800	

Total AC/HA: 0.09068 | Total SF/SM: 3950 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 430,800 | Spl Credit | Total: 430,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03071058
Const Adj.:	0.98990101
Adj $ / SQ:	173.451
Other Features:	144800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	756918
Depreciation:	199826
Depreciated Total:	557091

COMMENTS

EST 105 BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	19	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
1	5	2	
Totals			
3	19	8	

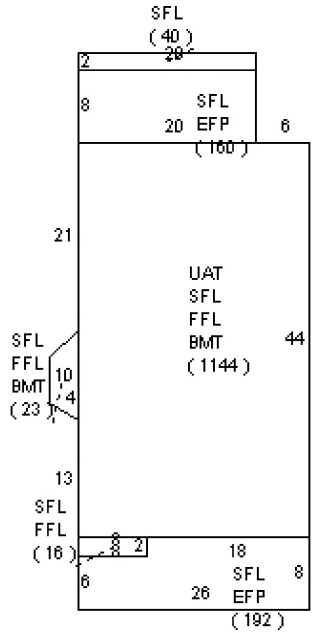
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.45
Special Features:	0	Val/Su Net:	122.09
Final Total:	557100	Val/Su SzAd	201.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,575	173.450	273,186
FFL	First Floor	1,183	173.450	205,193
BMT	Basement	1,167	87.160	101,715
EFP	Enclos Porch	352	34.610	12,181
UAT	Upper Attic	286	69.380	19,843

Net Sketched Area:	4,563	Total:	612,118
Size Ad	2758	Gross Are	5421	FinArea	3808
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

002.0-0002-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	